

Crown Street
Primary School

DESIGN & ACCESS STATEMENT ADDENDUM: FENCE GATE

Renaker Build Ltd
C3-AKL-Z100-RP-XX-0002
March 2024 - Revision X01

arkilab
DESIGN STUDIO

Introduction

INTRODUCTION

This Design and Access Statement Addendum has been prepared by Arkilab Design Studio in support of the S73 application for the inclusion of a double gate in the public realm space between Crown Srteet Primary School and The Blade tower, located in the New Jackson regeneration area.

PLANNING HISTORY

This document should be read in conjunction with the Design and Access Statement submitted in support of the Phase Two application (ref 126668/FO/2020), which sets out the design and thought process which the development/design team went through in developing the Phase Two designs in 2019/2020 and the Design and Access Statement submitted in support of the Reserved Matters Application for Crown Street Primary School (ref 133516/MO/2022) approved 16th June 2022.

The purpose of this document is to set out the design principles, concepts and justification behind the proposal of the fence gate and it should be read in conjunction with the following supporting documents:

- Gate Location Plan
- Refuse Collection diagram: The Blade
- Gate Elevation & Material Specification
- Gate Visuals



View of Crown Street Primary School in its surrounding context including The Blade, Elizabeth Tower and the public park

Location

SURROUNDING CONTEXT

CONTEXT

The proposed gate forms part of the New Jackson development and is located between Crown Street Primary School and The Blade, a 52-storey residential tower, already constructed as part of the development.

PHASING

The New Jackson development was subdivided into four sub phases A, B, C and D.

- Phases A and B comprise two residential buildings, now known as The Blade and Three60, providing 857 apartments and associated facilities/amenities including private car parking, a public park, landscaping, public realm and servicing.
- Phase C provided the 1FE Crown street Primary School.
- Phase D provided a public car park (3 storeys below ground), below the public park and the Phase C (school) site.

All phases are now completed.



Site Boundary

Gate Location

The Blade & Three60 Towers

Crown Street Primary School

Car Parking Access / Exit Locations

Location

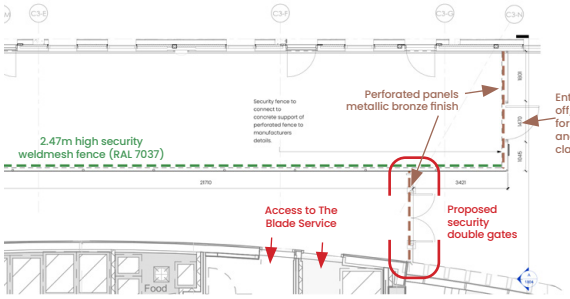
FLOOR PLAN

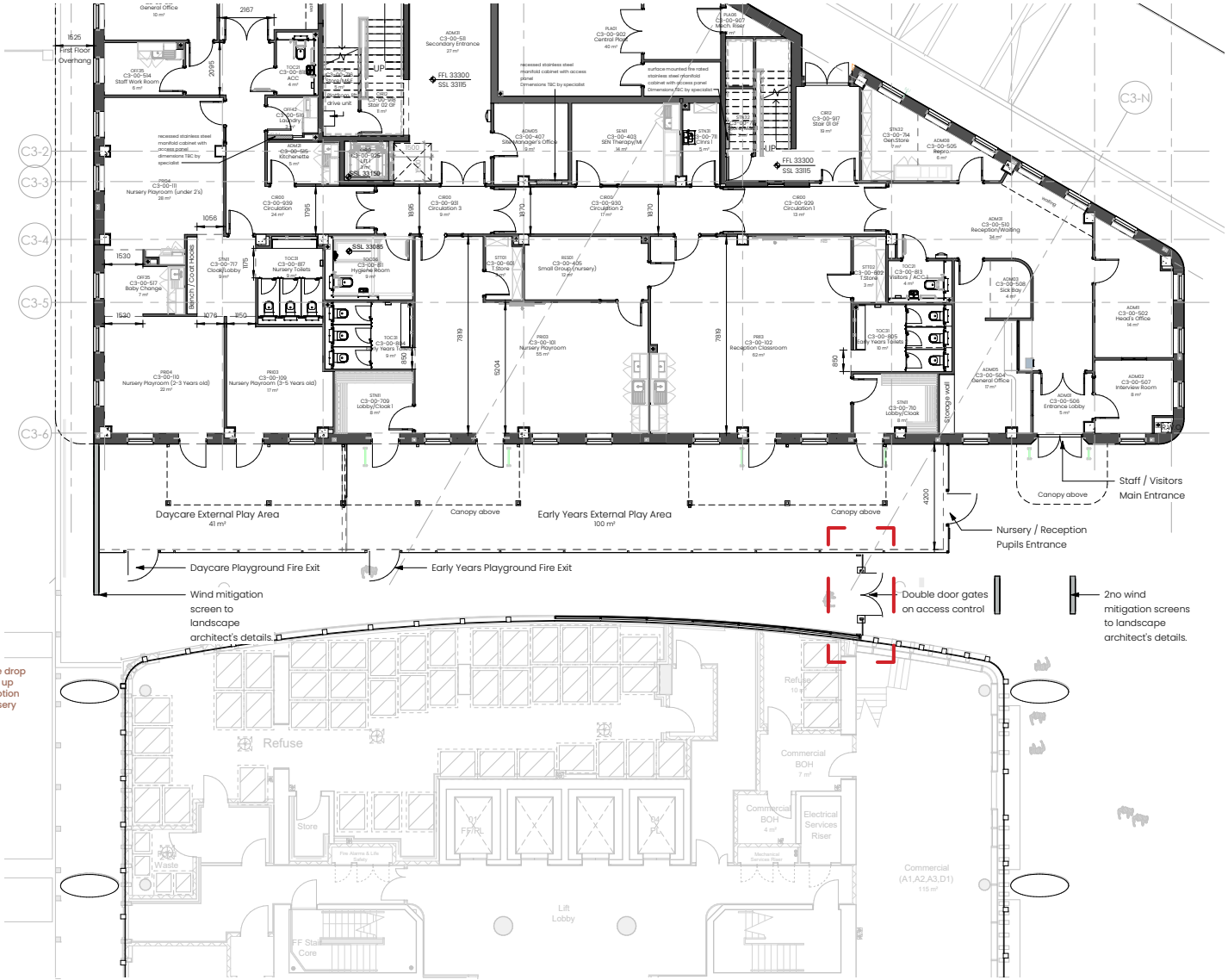
GATE LOCATION

At ground floor level of the Primary school and directly opposite the Blade's enclosed service yard, the Early Years external play area is located at a distance varying from 2.5m – 4m.

Whilst the play area is secured by a 2.4m weldmesh type of fencing, the transparency of the weldmesh along with the narrow pathway that separates the play area to the Blade, it is proposed to introduce access controlled double gates as an additional safeguarding measure.

In addition to the above, the entrance for child drop-off to the Nursery and Reception Class is also adjacent to the service yard access points, therefore the proposed double gates will contribute in controlling any young children from running freely towards the service yard.



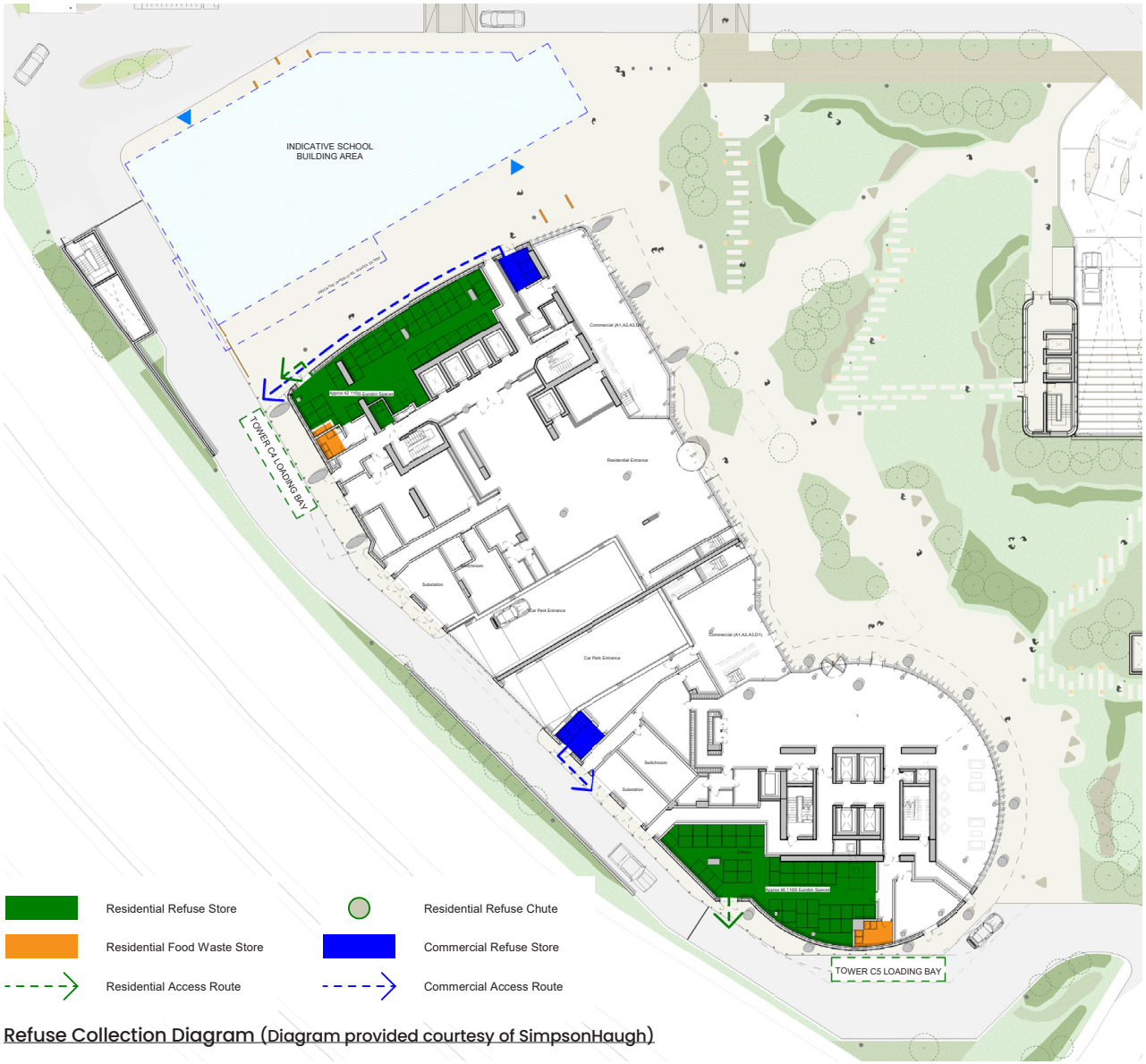


Graphic Scale
0m 1.6m 3.2m 4.8m 6.4m 8m

North Arrow

Gate Location Plan

SERVICING THE BLADE



Refuse Collection Diagram (Diagram provided courtesy of SimpsonHaugh)

SERVICING THE BLADE

The bin stores for each residential building in The Blade are located at ground floor, with residents using tri-separator waste chutes to deposit their rubbish. The bin store locations are shown in the adjacent drawing.

BIN STORE LOCATION

Building C4

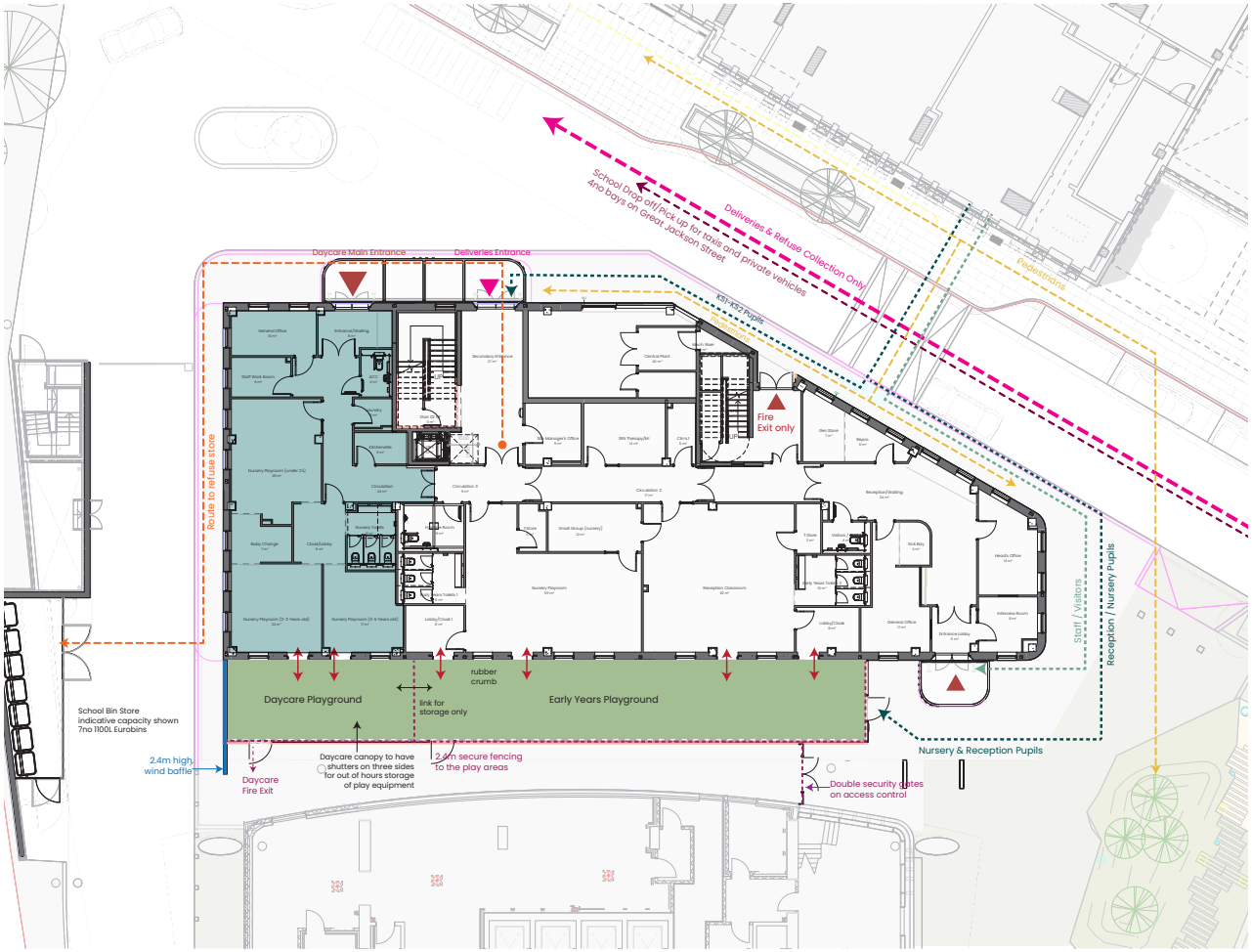
The refuse store opens out behind the loading-bay providing straightforward access on collection day.

WASTE MANAGEMENT

The proposed gate can help regulate access to the refuse area of The Blade, prevent misuse and ensure that the waste management is operating unobstructed whilst remaining secure and well-maintained.

Justification

SCHOOL CIRCULATION DIAGRAM



Primary School External Circulation Diagram

SAFETY & SECURITY

Following engagement with the school provider it bacame clear that the safety and security of their pupils is paramount. Safety in schools from unwanted external visitors or members of the public overlooking the play area is critical for protecting pupils from potential threats or harm.

Ensuring proper fencing and supervision of play areas can prevent unauthorised access and provide a secure environment for pupils to enjoy outdoor activities.

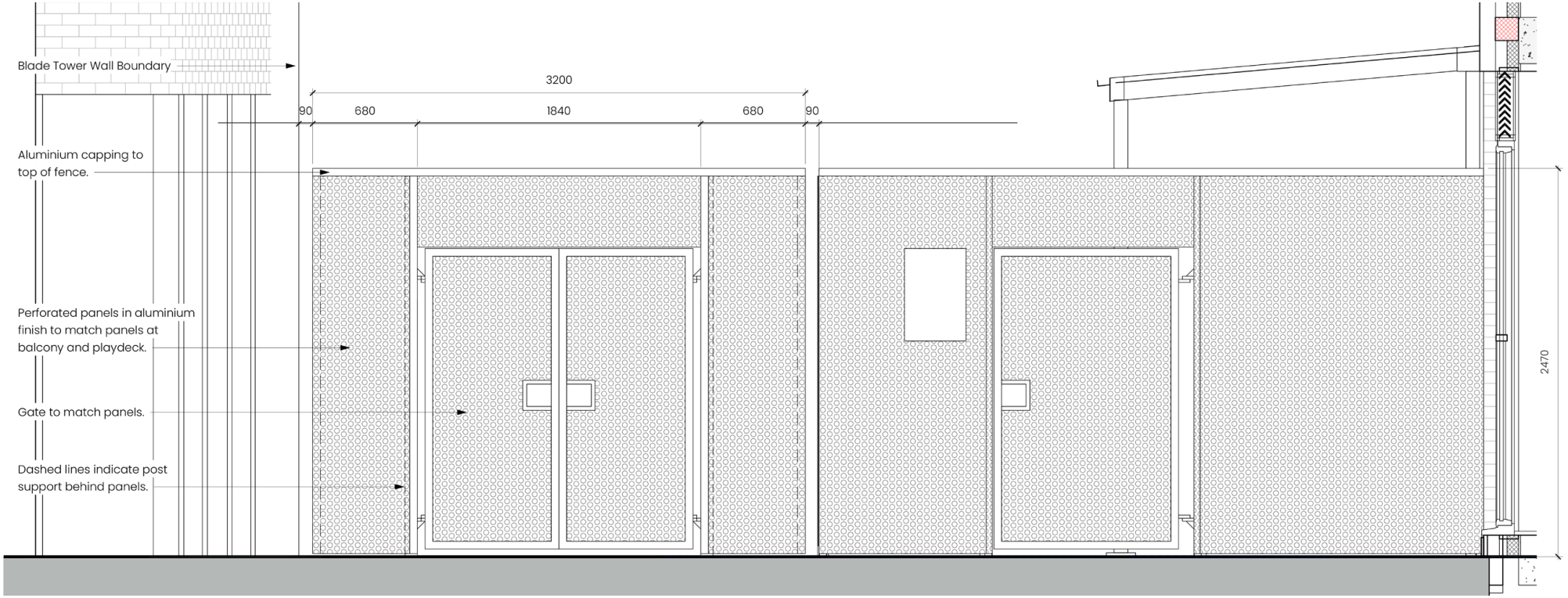
Implementing security measures such as controlled access can help mitigate the risks, therefore the proposed gate is considered to be a proactive physical barrier which is essential for maintainign a safe school evironment.

COMMUNITY INTEGRATION

The presence of the fence gate can foster a sense of community responsibility and cooperation between the school and the residents. It encourages respectful use of shared spaces and promotes positive interaction between different stakeholders.

Specification

ELEVATION & MATERIAL SPECIFICATION



Gate Elevation

MATERIALS AND APPEARANCE

The fence gate will be powder coated steel, with metallic bronze finish. This will be a laser cut panel 50% porosity.

The materiality and design of the double gates complements the current proposed and accepted fence panels by using bronze finish perforated steel panels, following the pattern of all the school building's external screens and balustrades.

The proposed material is hardwearing and selected to withstand the test of time and meet a long life expectancy. The bronze finish panels also reflect the materials used in neighbouring buildings and project a contemporary image for the new school.



Proposed Gate Material

Laser cut panel 50% porosity.
Powder coated steel, metallic bronze finish Tiger drylac C33 68/60959

Design

VISUAL

Implementing the new fence gate using materials consistent with the surrounding context, ensures architectural harmony and continuity.
By proposing materials such as the perforated bronze finish panels, the new gate seamlessly integrates with the existing architecture of the school and the towers , enhancing visual cohesion and preserving the overall aesthetic appeal of the development.
A sense of unity and thoughtfulness in design is present, reinforcing the character and identity of the space.



Design

GATE VISUAL

